

## WARRANTY DEED

This Deed of Conveyance this day made by the undersigned GERALD L. JONES and wife, JOAN C. JONES, hereinafter referred to as the GRANTORS to and in favor of WILLIAM W. BALLARD and wife, BRENDA B. BALLARD, hereinafter referred to as the GRANTEES: WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration including the conveyances of certain real property by the GRANTEES to the GRANTORS and the assumption of the indebtedness described hereinafter the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS and the further consideration of the GRANTEES assuming and agreeing to pay and discharge the following indebtedness to-wit: That certain Deed of Trust executed by GERALD L. JONES and wife, JOAN C. JONES to Joel P. Walker, Trustee for Lucille B. Meyer and Minor B. Finkelstein and dated December 8, 1980 and recorded in Real Estate Trust Deed Book 267 at Page 95 in the Office of the Chancery Clerk of DeSoto County, Mississippi and which Deed of Trust has a present principal balance of \$71,580.80 the GRANTORS do hereby sell, convey and warrant to the GRANTEES as Tenants by the Entirety with full rights of survivorship and not as Tenants in Common the following described property lying and being situated in the City of Hernando, DeSoto County, Mississippi, to-wit:


The Home Place of Mrs. Lucile H. Bufkin, being the former home place of Mrs. May T. Holmes, Deceased, with the residence and all improvements thereon located, said lands being situated in Section Thirteen (13), Township Three (3), Range Eight (8) West, and being all of Lots Nos. 387 and 388 and the West Part of Lot No. 391, as the same are shown on the Official Map of the Town of Hernando on file in the Chancery Court Clerk's Office, DeSoto County, Mississippi, together with the lands lying between said Lots 387 and 388 and between said Lots 388 and 391 and appearing as location for streets on said old map, but which have never been opened or used as public streets. And, further, in aid of description of said lands, and, in particular, as to the West Part of Lot No. 391, reference is made to deed from Mrs. May


T. Holmes, a widow, to Mrs. Lucile H. Bufkin dated April 27, 1955, of record in Book 42, Page 190; to deed from Mrs. Eula O. Holmes to Mrs. May T. Holmes, of record in Book 16, Page 60; and to deed from Mrs. Eula O. Holmes to W. R. Counts, of record in Book 14, Page 246, all in the Deed Records of said County.

Taxes and assessments for the year 1983 shall be prorated by the parties as of the date of this instrument and taxes and assessments on said property for the year 1984 and all subsequent years are hereby excepted from the foregoing covenant of warranty.

This conveyance is made subject to subdivision and zoning regulations in effect in the City of Hernando and rights of ways and easements for public streets and public utilities.

WITNESS our signatures this the 2<sup>nd</sup> day of JUNE, 1983.

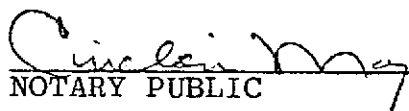
  
GERALD L. JONES

  
JOAN C. JONES

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Gerald L. Jones and Joan C. Jones, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary acts and deeds and for the purposes therein expressed.

Given under my hand and official seal of office this the 2<sup>nd</sup> day of June, 1983.

  
NOTARY PUBLIC

My Commission Expires:

6/1/1983

Grantors Address:

North Elm Street  
Hernando, MS 38632

Grantees Address:

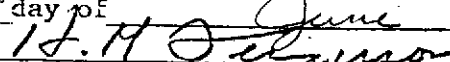
75 Valley NW  
Hernando, MS 38632

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 8 o'clock 10 minutes AM. 3 day of June 1983, and that the same has been recorded in Book 65 Page 93 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 2 day of June 1983.

Fee 3.50 pd.

  
CLERK